

THIS INSTRUMENT PREPARED BY:

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CERTIFICATE OF AUTHORIZATION NO. LB 8808

NEWFIELD CROSSROADS PHASE 1A-3

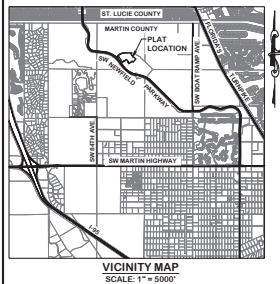
LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE:

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS _____ DAY OF _____ 2025.

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER: _____
BY: _____
DEPUTY CLERK

PARCEL CONTROL NUMBER



ABBREVIATIONS

- AC ACRES
- Δ CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- CCR CERTIFIED CORNER RECORD
- CONC. CONCRETE
- DEGREE DEGREE
- DETO OR RECORDS (ANGULAR)
- D.E. DRAINAGE EASEMENT
- E.E. EASING
- F.F. FEET OR MINUTES (ANGULAR)
- FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- I.D. IDENTIFICATION
- L.A. ARC LENGTH OF CURVE
- L.C.B. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.E. POINT OF CURVATURE
- P.C. PAGE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.I.P. PERMANENT IDENTIFIER
- P.R.M. PERMANENT REFERENCE MONUMENT
- RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8808 P/C"
 - SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8808 P/C"
 - SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8808 P/M" UNLESS OTHERWISE NOTED
 - ▲ FOUND CONTROL POINT
 - ⊕ FOUND QUARTER SECTION CORNER
 - ⊙ FOUND SECTION CORNER
 - CURVE NUMBER
 - LINE NUMBER
 - LOT NUMBER
 - PLAT LIMITS
 - PLAT EASEMENT
 - SECTION LINE
 - PLAT RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

TITLE CERTIFICATION

LEGALS DESCRIPTION
TRACTS OF LAND LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°02'00" WEST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 2632.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE CONTINUE NORTH 02°02'00" WEST A DISTANCE OF 178.95 FEET;

THENCE NORTH 58°29'30" EAST A DISTANCE OF 8.77 FEET;

THENCE CONTINUE NORTH 02°02'00" WEST A DISTANCE OF 331.65 FEET;

THENCE NORTH 48°42'00" WEST A DISTANCE OF 1580.75 FEET;

THENCE NORTH 19°12'00" EAST A DISTANCE OF 48.36 FEET;

THENCE NORTH 02°02'00" EAST A DISTANCE OF 19.71 FEET;

THENCE NORTH 02°02'00" WEST A DISTANCE OF 92.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 89.38 FEET, A CENTRAL ANGLE OF 33°29'41"; A CHORD BEARING OF SOUTH 89°39'44" WEST AND A CHORD DISTANCE OF 51.51 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.25 FEET;

THENCE NORTH 59°15'00" WEST A DISTANCE OF 597.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 884.64 FEET, A CENTRAL ANGLE OF 31°09'00"; A CHORD BEARING OF NORTH 74°47'39" WEST AND A CHORD DISTANCE OF 386.56 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.00 FEET;

THENCE SOUTH 09°03'30" EAST A DISTANCE OF 185.17 FEET;

THENCE SOUTH 89°09'30" EAST A DISTANCE OF 82.27 FEET;

THENCE SOUTH 09°04'30" WEST A DISTANCE OF 89.15 FEET;

THENCE SOUTH 49°32'30" EAST A DISTANCE OF 358.50 FEET;

THENCE NORTH 75°33'15" EAST A DISTANCE OF 18.51 FEET;

THENCE SOUTH 49°32'30" EAST A DISTANCE OF 281.28 FEET;

THENCE SOUTH 49°27'00" WEST A DISTANCE OF 432.30 FEET;

THENCE SOUTH 59°02'00" WEST A DISTANCE OF 23.87 FEET;

THENCE NORTH 19°00'00" WEST A DISTANCE OF 142.84 FEET;

THENCE SOUTH 59°30'00" WEST A DISTANCE OF 109.00 FEET;

THENCE SOUTH 19°00'00" EAST A DISTANCE OF 31.80 FEET;

THENCE NORTH 49°18'14" WEST A DISTANCE OF 100.00 FEET;

THENCE SOUTH 49°18'14" WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 44°19'00" WEST A DISTANCE OF 41.53 FEET;

THENCE NORTH 54°14'00" WEST A DISTANCE OF 57.58 FEET;

THENCE SOUTH 44°17'30" WEST A DISTANCE OF 120.44 FEET;

THENCE SOUTH 44°02'00" EAST A DISTANCE OF 8.85 FEET;

THENCE SOUTH 44°27'00" WEST A DISTANCE OF 60.30 FEET;

THENCE NORTH 49°32'30" WEST A DISTANCE OF 41.00 FEET;

THENCE NORTH 44°27'00" EAST A DISTANCE OF 41.00 FEET;

THENCE NORTH 49°32'30" WEST A DISTANCE OF 162.24 FEET;

THENCE NORTH 44°27'00" WEST A DISTANCE OF 81.00 FEET;

THENCE NORTH 49°32'30" WEST A DISTANCE OF 281.64 FEET;

THENCE SOUTH 52°56'45" WEST A DISTANCE OF 20.22 FEET;

THENCE SOUTH 44°27'00" WEST A DISTANCE OF 102.00 FEET;

THENCE NORTH 49°32'30" WEST A DISTANCE OF 22.18 FEET;

THENCE SOUTH 44°27'00" WEST A DISTANCE OF 156.00 FEET;

THENCE NORTH 49°32'30" WEST A DISTANCE OF 88.51 FEET;

THENCE SOUTH 44°27'00" WEST A DISTANCE OF 139.33 FEET;

THENCE SOUTH 59°30'00" WEST A DISTANCE OF 62.84 FEET;

THENCE NORTH 49°32'30" WEST A DISTANCE OF 47.00 FEET;

THENCE NORTH 59°30'00" WEST A DISTANCE OF 272.32 FEET;

THENCE NORTH 19°02'00" WEST A DISTANCE OF 58.54 FEET;

THENCE NORTH 59°30'00" WEST A DISTANCE OF 445.76 FEET;

THENCE SOUTH 29°29'00" WEST A DISTANCE OF 255.17 FEET TO THE EASTERN RIGHT OF WAY LINE OF SOUTHWEST NEWFIELD PARKWAY (FORMERLY SOUTHWEST CITRUS BOULEVARD), AS DESCRIBED IN OFFICIAL RECORDS BOOK 1783, PAGE 548, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 238.89 FEET, A CENTRAL ANGLE OF 7°09'27"; A CHORD BEARING OF NORTH 48°47'39" WEST AND A CHORD DISTANCE OF 62.05 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERN RIGHT OF WAY LINE A DISTANCE OF 82.00 FEET;

THENCE NORTH 42°21'00" EAST A DISTANCE OF 255.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 44°19'11"; A CHORD BEARING OF NORTH 67°04'00" EAST AND A CHORD DISTANCE OF 780.51 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 80.39 FEET;

THENCE NORTH 89°39'52" EAST A DISTANCE OF 728.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.56 ACRES MORE OR LESS.

SURVEYOR'S NOTES

- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. THE 2011 ADJUSTMENT FLORIDA STATE PLANE COORDINATES SYSTEM EAST ZONE TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TIMBLE VRS NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
"CANAL C231" - JND, AB2490 FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231" NORTHING: 104647.92 EASTING: 88792.24
"CANAL C232" - JND, AB2493 FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994" NORTHING: 104652.09 EASTING: 88633.79
THE BEARING BASS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 48°29'50" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 1648, PAGE 1901, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR AND MAPPER

RICHARD E. BARNES, JR., HEREBY CERTIFY THAT THIS PLAT OF NEWFIELD PHASE 1A-3 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATE: _____
RICHARD E. BARNES, JR., P.E.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5173
BOWMAN CONSULTING GROUP, LTD.
201 S.E. OCEAN BLVD., SUITE 301
STUART, FL 34984
CERTIFICATE OF AUTHORIZATION NO. LB8808

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR
AND MAPPER

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: _____ BY: _____
COUNTY SURVEYOR AND MAPPER

DATE: _____ BY: _____
COUNTY ENGINEER

DATE: _____ BY: _____
COUNTY ATTORNEY

DATE: _____ BY: _____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DATE: _____ ATTEST: _____
CLERK OF COURT



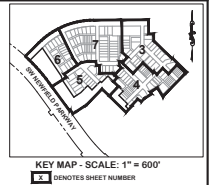
KEY MAP - SCALE: 1" = 600'
DENOTES SHEET NUMBER

THIS INSTRUMENT PREPARED BY:

Bowman Surveying Group, LLC
10000 Corporate Blvd, Suite 200
Miami, Florida 33156
Phone (772) 355-9585
Fax (772) 355-9586
CERTIFICATE OF AUTHORIZATION NO. LB 8309

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA



CERTIFICATE OF OWNERSHIP & DEDICATION

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, AND HEREBY DEDICATES AS FOLLOWS:

- 1. STREETS
A) TRACTS R-1, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, AND DESIGNATED AS PUBLIC STREETS ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND ARE TO BE THE PROPERTY OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (HEREINAFTER DISTRICT) AND THE PUBLIC STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE DISTRICT FOR ACCESS AND UTILITY PURPOSES INCLUDING CATV, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PUBLIC STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
B) TRACT R-2, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, AND DESIGNATED AS A PRIVATE STREET IS HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND IS TO BE THE PROPERTY OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) AND THE PRIVATE STREET AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES INCLUDING CATV, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.
2. ALLEYS
TRACTS A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14 AND A-15, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, AND DESIGNATED AS AN ALLEY ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PUBLIC RECREATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY ALLEY DESIGNATED AS SUCH ON THIS PLAT.
3. RECREATION AREAS
A) TRACTS A AND P-1, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PUBLIC RECREATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
B) TRACTS P-4, P-6A AND P-6B, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (HEREINAFTER DISTRICT), AND IS FURTHER DECLARED TO BE PUBLIC RECREATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE DISTRICT FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREAS DESIGNATED AS SUCH ON THIS PLAT.
4. WALKWAY AREAS
A) TRACTS W-4, W-5, W-6, W-7, W-8, W-9 AND W-10 AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, ARE HEREBY DECLARED TO BE THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE PRIVATE WALKWAYS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WALKWAY PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY WALKWAY AREAS DESIGNATED AS SUCH ON THIS PLAT.
B) TRACT W-1 AND W-11, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (HEREINAFTER DISTRICT), AND IS FURTHER DECLARED TO BE PRIVATE WALKWAYS, WHICH SHALL BE CONVEYED BY DEED TO THE DISTRICT FOR WALKWAY PURPOSES, AND SHALL BE MAINTAINED BY THE DISTRICT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY WALKWAY AREAS DESIGNATED AS SUCH ON THIS PLAT.
5. LIFT STATION
TRACT CS-1, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, IS HEREBY DEDICATED TO MARTIN COUNTY AS A TRACT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE HOODS, AND FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH TRACT CS-1 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.
6. COWSPACE
TRACT CS-2, AS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, IS HEREBY DECLARED TO BE THE PROPERTY OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PUBLIC COW SPACE, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR COW SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY COW SPACE DESIGNATED AS SUCH ON THIS PLAT.
7. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3 MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
8. DRAINAGE EASEMENTS
THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3 AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
9. PUBLIC FLOW THROUGH DRAINAGE EASEMENT
NOTWITHSTANDING THE OBLIGATION OF THE ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:
TRACTS R-1, R-2, A-2, A-3, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14 AND A-15, ALL DRAINAGE EASEMENTS
IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS OBSTRUCTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION. HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE SPECIAL ASSESSMENT LIA, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIA MAY BE ENFORCED IN ACCORDANCE WITH CHAPTER 218, F.S.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF 2025.
BY: MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINT NAME: KARL ALBERTSON
TITLE: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS DAY OF 2025 BY KARL ALBERTSON, DIVISION VICE PRESIDENT OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] WAS PROVIDED AS IDENTIFICATION.
(NOTARY SEAL)
NOTARY PUBLIC:
PRINT NAME:
MY COMMISSION EXPIRES:
PRINT NUMBER:

SURVEYOR'S NOTES

- 1. THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VLS 900 NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
"CANAL C231" - FID: AB2409; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
NORTHING: 194454.32
EASTING: 86792.24
"CANAL C232" - FID: AB2409; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
NORTHING: 194455.93
EASTING: 86792.24
THE BEARING BASE SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°23'59" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
3. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1951, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

LEGEND

Table with 2 columns: ABBREVIATIONS and DESCRIPTIONS. Includes symbols for central angle of curve, deflection corner record, concrete, ditto or seconds (angular), drainage easement, found quarter section corner, found control point, official records book, curve number, page, point of tangency, permanent control point, permanent reference monument, radius of curve, right of way, typical, utilities easement.

ACCEPTANCE OF DEDICATIONS

ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.
DATED THIS DAY OF 2025.
ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC.
PRINT NAME:
TITLE:
WITNESSES:
SIGNATURE:
PRINT NAME:
SIGNATURE:
PRINT NAME:

ACKNOWLEDGMENT

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS DAY OF 2025 BY AS OF ROSETTE PARK AT NEWFIELD COMMUNITY ASSOCIATION, INC. HEREBY IS [] PERSONALLY KNOWN TO ME OR [] WAS PROVIDED AS IDENTIFICATION.
(NOTARY SEAL)
NOTARY PUBLIC:
PRINT NAME:
MY COMMISSION EXPIRES:
PRINT NUMBER:

ACCEPTANCE OF DEDICATIONS

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED ON THIS PLAT OF NEWFIELD CROSSROADS PHASE 1A-3, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.
DATED THIS DAY OF 2025.
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
PRINT NAME:
TITLE:
WITNESSES:
SIGNATURE:
PRINT NAME:
SIGNATURE:
PRINT NAME:

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF
THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS DAY OF 2025 BY AS OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, HEREBY IS [] PERSONALLY KNOWN TO ME OR [] WAS PROVIDED AS IDENTIFICATION.
(NOTARY SEAL)
NOTARY PUBLIC:
PRINT NAME:
MY COMMISSION EXPIRES:
PRINT NUMBER:

THIS INSTRUMENT PREPARED BY:



Bowman Surveying Group, LLC
 8811 West Colonial Blvd. Suite 201
 Fort Lauderdale, Florida 33321
 Phone: (772) 355-9088
 Fax: (772) 355-9089
 www.bowmansurveying.com

SURVEYOR'S NOTES

- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE. TRANSFORMER RECORD FOR PROTECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VLS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
 CANAL C231, P.D. 48490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231" NORTHING: 104542.52; EASTING: 867797.24
 CANAL C232, P.D. 48493; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994" NORTHING: 104567.33; EASTING: 864253.70
 THE BEARING BABIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'50" WEST FOR THE NORTH LINE OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREON, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- NOTICE: THIS PLAN, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAN, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1651, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

ABBREVIATIONS

- AC ACRES
- A CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- COR CERTIFIED CORNER RECORD
- CONC CONCRETE
- D DEGREE
- DISC DISK (IN SECONDS (ANGULAR))
- DRG DRUM (IN MINUTES (ANGULAR))
- E EASTING
- EE FEET (IN MINUTES (ANGULAR))
- ELE ELECTRICAL EASEMENT
- F FEET
- ID IDENTIFICATION
- IN INCHES
- LB LICENSED BUSINESS
- N NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.E. POINT OF EASEMENT
- P.C. PAGE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT DISK
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS OF CURVE
- R/W RIGHT OF WAY
- TYP TYPICAL
- U.E. UTILITIES EASEMENT

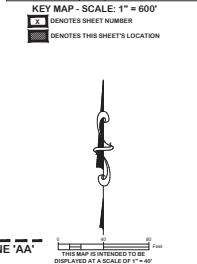
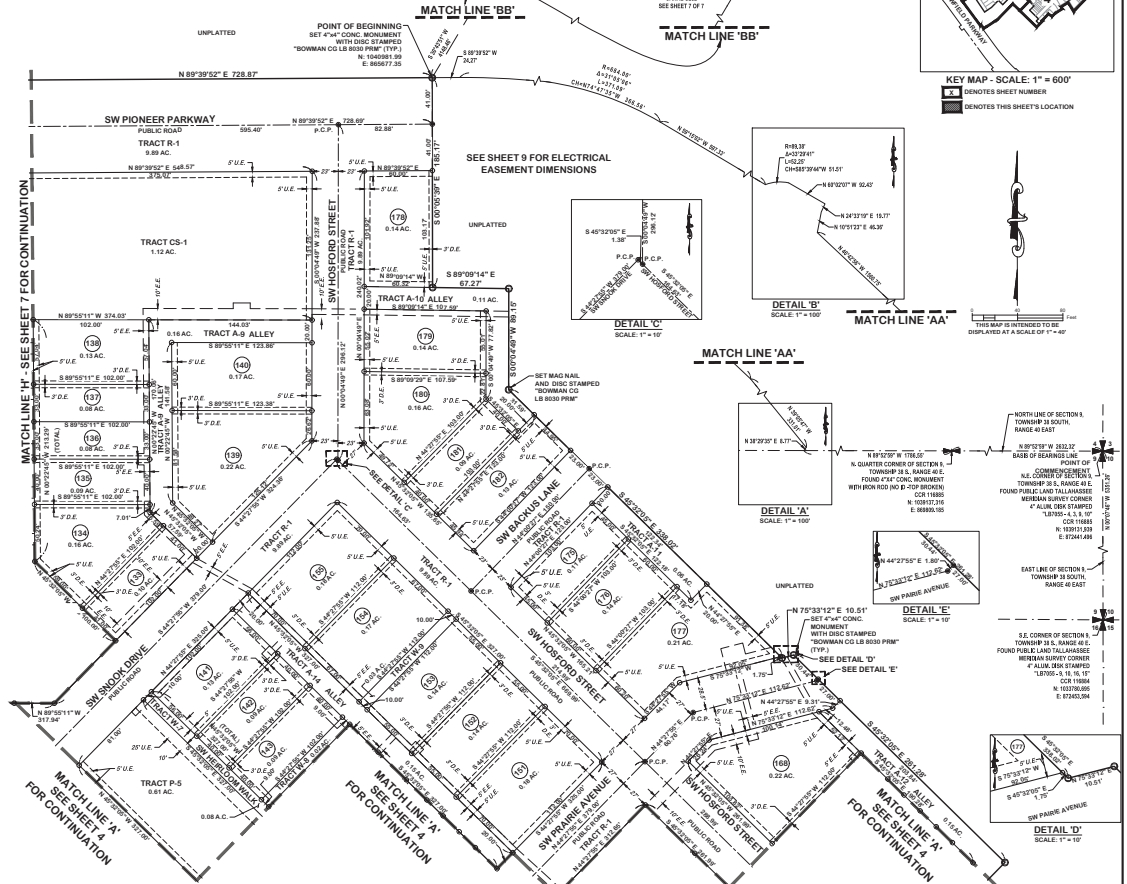
LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 P.C.P."
- SET 8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030"
- SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8030 PRM" UNLESS OTHERWISE NOTED
- FOUND CONTROL POINT
- FOUND QUARTER SECTION CORNER
- FOUND SECTION CORNER
- Ca CURVE NUMBER
- Lx LINE NUMBER
- LOT NUMBER
- PLAT LIMITS
- PLAT EASEMENT
- SECTION LINE
- PLAT RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT
 SEE SHEETS 1 THROUGH 12 FOR THE DIMENSIONS OF THE ELECTRICAL EASEMENT (E.E.)

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY:

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www.bowmansurvey.com

CERTIFICATE OF AUTHORIZATION NO. LB 9303

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES

- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VRS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
"CANAL C231", P.D. 48490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
NORTHING: 104542.22
EASTING: 887797.24
"CANAL C232", P.D. 48490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1984"
NORTHING: 104507.83
EASTING: 884253.70
THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREON, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH COULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
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- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1651, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

ABBREVIATIONS

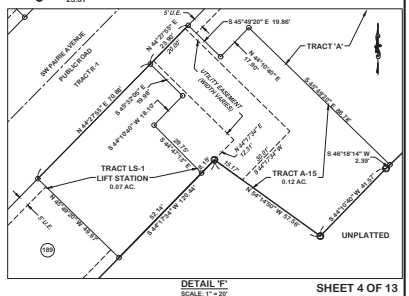
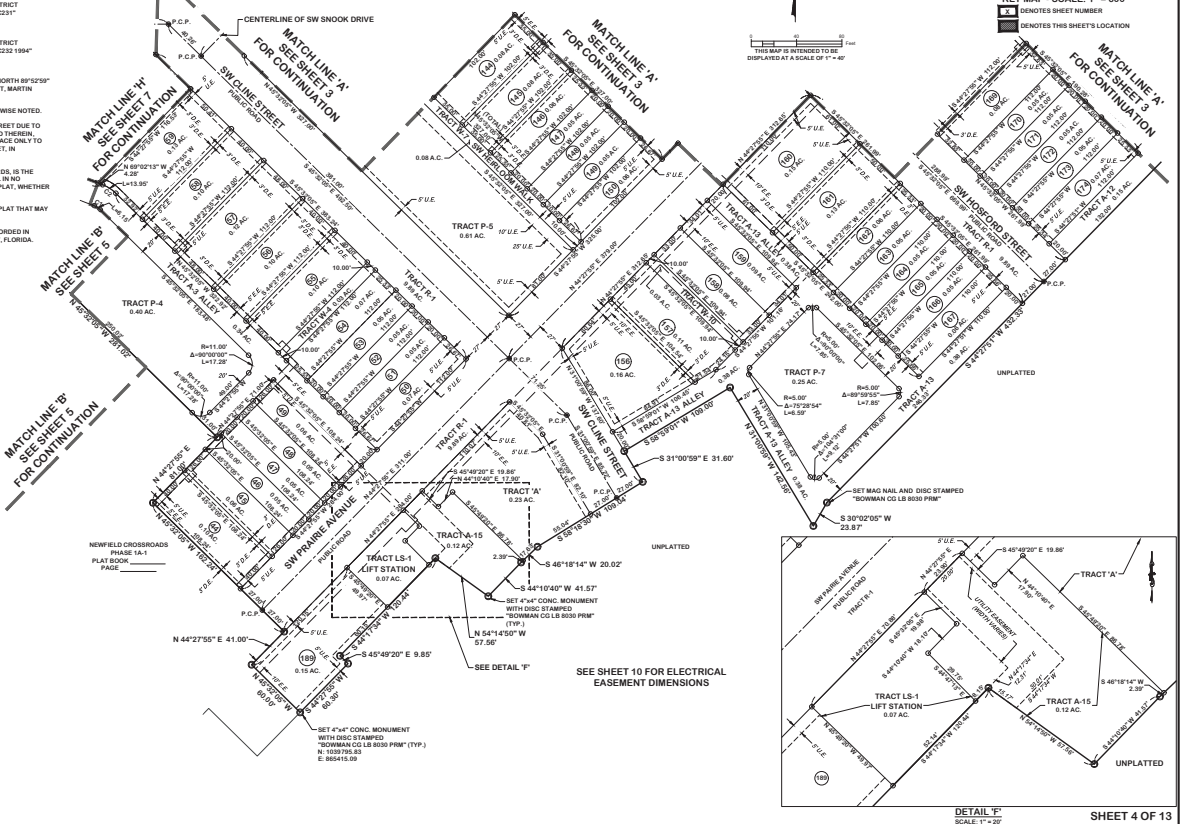
- AC. ACRES
- A. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- D. DEGREE
- DT. DUTY TO SECONDS (ANGULAR)
- F. FEET
- E. EASTING
- EE. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- F. FEET ON MINUTES (ANGULAR)
- ID. IDENTIFICATION
- L. ARC LENGTH OF CURVE
- LB. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R/W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 PCP"
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030"
- SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8030 PPM" UNLESS OTHERWISE NOTED
- FOUND CONTROL POINT
- FOUND QUARTER SECTION CORNER
- FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- x LOT NUMBER
- PLAT LIMITS
- PLAT EASEMENT
- SECTION LINE
- PLAT RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT
SEE SHEETS 1 THROUGH 12 FOR THE DIMENSIONING OF THE ELECTRICAL EASEMENT (E.E.)

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.80'	22°50'59"	8.15'	S 57°17'09" E	8.11'
C2	34.00'	23°30'59"	13.95'	N 57°17'09" W	13.85'



DETAIL "F"
SCALE: 1" = 60'

THIS INSTRUMENT PREPARED BY:

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 Fax: (772) 225-2000
 www.bowmanllc.com

CERTIFICATE OF AUTHORIZATION NO. LB 9830

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA

MATCH LINE 'F'
 SEE SHEET 7
 FOR CONTINUATION



SURVEYOR'S NOTES

- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VLS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
 CANAL C231, P.D. AB2490: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHING: 104642.92
 EASTING: 867797.24
 CANAL C232, P.D. AB2493: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
 NORTHING: 104657.93
 EASTING: 864253.79
 THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
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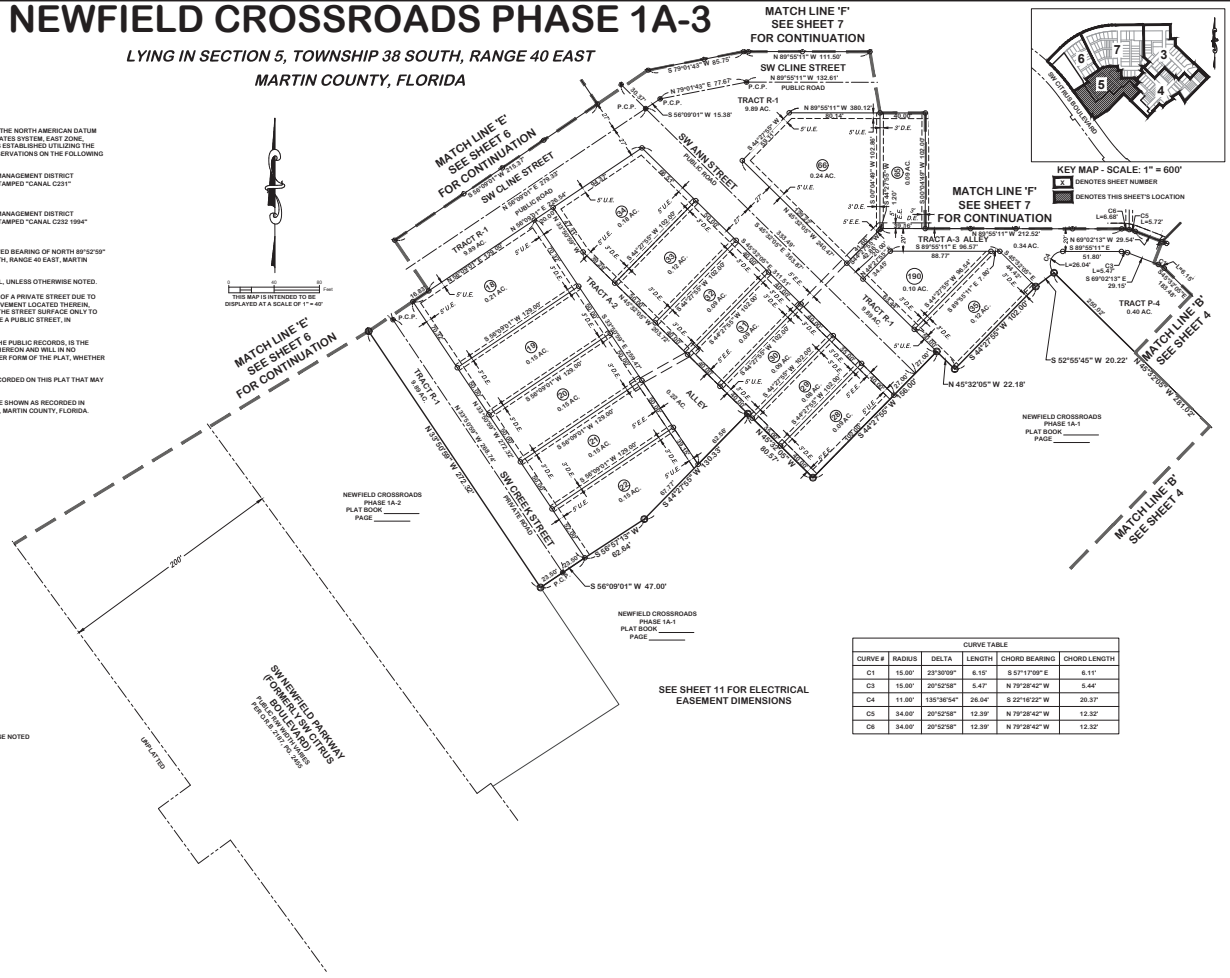
ABBREVIATIONS

- AC. ACRES
- CA. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- DEGREE
- DEG. DEGREE
- DISK DISK (OR SECONDS (ANGULAR))
- DR. DRAINAGE EASEMENT
- E. EASTING
- E.E. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- FEET FEET (OR MINUTES (ANGULAR))
- ID. IDENTIFICATION
- L. ARC LENGTH OF CURVE
- LB. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- ⊙ SET NAIL WITH DISK STAMPED "BOWMAN CCL 8 9830 P30"
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CCL 88835"
- ⊙ SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CCL 88835 P10" UNLESS OTHERWISE NOTED
- FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊙ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- Lotx LOT NUMBER
- PLAT LIMITS
- - - - PLAT EASEMENT
- - - - SECTION LINE
- - - - PLAT RIGHT OF WAY LINE
- - - - RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT
 SEE SHEETS 7 THROUGH 12 FOR THE DIMENSIONING OF THE ELECTRICAL EASEMENT (E.E.)



CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	23°58'00"	5.10'	S 57°17'00" E	5.11'
C3	15.00'	20°52'58"	5.47'	N 79°28'42" W	5.44'
C4	11.00'	135°38'54"	26.04'	S 22°16'22" W	20.37'
C5	34.00'	20°52'58"	12.39'	N 79°28'42" W	12.32'
C6	34.00'	20°52'58"	12.39'	N 79°28'42" W	12.32'

THIS INSTRUMENT PREPARED BY:

Bowman
 Surveying Group, LLC
 825 West Colonial Blvd. Suite 201
 West Palm Beach, Florida 33411
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 Fax: (772) 355-9585
 www.bowman-survey.com

CERTIFICATE OF AUTHORIZATION NO. LB 8935

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA



SURVEYOR'S NOTES

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 CANAL C231, P.D. #2490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHING: 104642.92
 EASTING: 867797.24
 CANAL C232, P.D. #2493; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
 NORTHING: 104657.93
 EASTING: 864253.79
 THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
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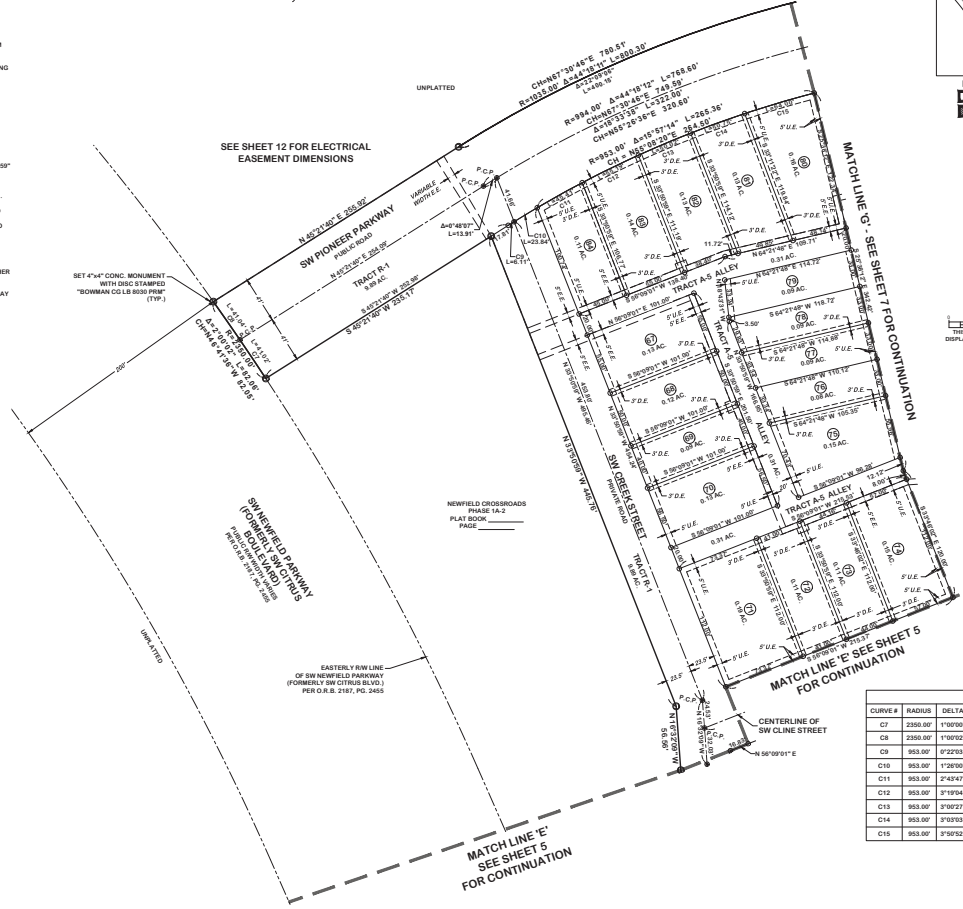
ABBREVIATIONS

- AC. ACRES
- A. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- D. DEGREE
- M. MINUTES
- S. SECONDS
- DEG. DEGREE
- D.S. DISTANCE
- E. EASTING
- F.P. FLORIDA POWER AND LIGHT
- E. ELECTRICAL EASEMENT
- FEET OR MINUTES (ANGULAR)
- IDENTIFICATION
- L. LOT
- LB. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT DISK
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8935 P.C.P."
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8935"
- SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB8935 P.M." UNLESS OTHERWISE NOTED
- FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊙ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- Lotx LOT NUMBER
- PLAT LIMITS
- - - - - PLAT EASEMENT
- - - - - SECTION LINE
- PLAT RIGHT OF WAY LINE
- - - - - RIGHT OF WAY LINE
- CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT
 SEE SHEETS 7 THROUGH 12 FOR THE DIMENSIONING OF THE ELECTRICAL EASEMENT (E.E.)



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C7	2350.00	1°00'00"	41.02	N 46°11'35" W	41.02
C8	2350.00	1°10'02"	41.04	N 47°11'38" W	41.04
C9	953.00	3°22'03"	5.11	N 49°32'41" E	5.11
C10	953.00	1°20'00"	23.84	N 46°28'48" E	23.84
C11	953.00	2°49'47"	45.41	N 48°31'33" E	45.40
C12	953.00	3°19'04"	55.19	N 51°33'02" E	55.18
C13	953.00	3°02'27"	50.02	N 54°42'48" E	50.02
C14	953.00	3°03'03"	50.70	N 57°44'33" E	50.74
C15	953.00	3°50'52"	64.00	N 61°11'30" E	63.99

THIS INSTRUMENT PREPARED BY:

Bowman
 Surveying Group, LLC
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 Miami, Florida 33155
 Phone: (772) 355-9088
 Fax: (772) 355-9089
 www.bowman-survey.com

CERTIFICATE OF AUTHORIZATION NO. LB 8930

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH,
 RANGE 40 EAST, MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES

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 - "CANAL C231", P.D. AB2490: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231" NORTHING: 104642.92 EASTING: 867797.24
 - "CANAL C232", P.D. AB2493: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994" NORTHING: 104657.39 EASTING: 864253.70
- THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'50" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
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ABBREVIATIONS

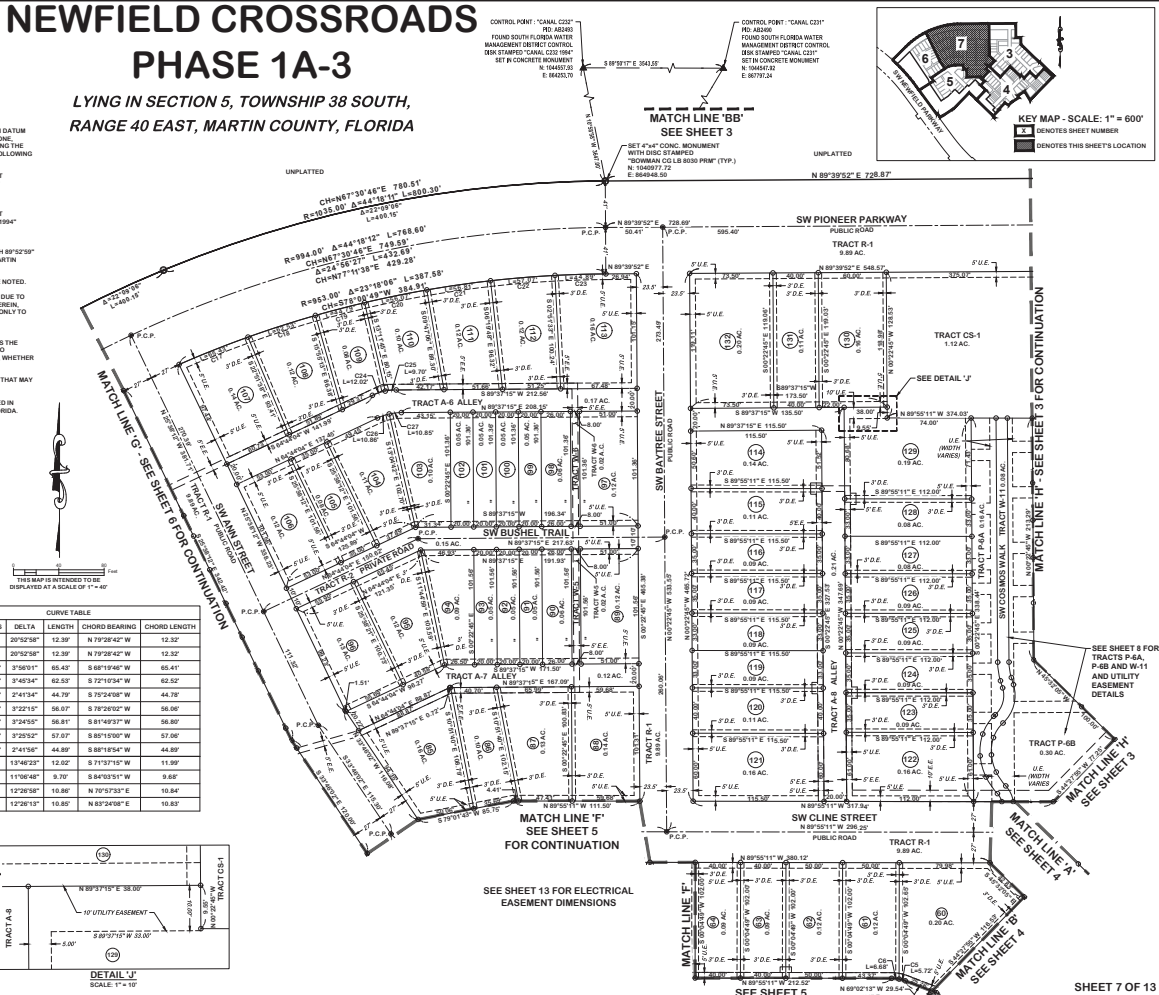
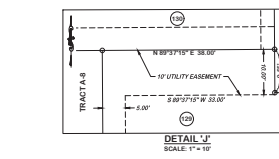
- AC. ACRES
- A. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- D. DEGREE
- DE. DECI-METERS
- DE. DEGREE
- D.S. DATUM IN SECONDS (ANGULAR)
- E. EASTING
- EE. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- F. FEET OR MINUTES (ANGULAR)
- ID. IDENTIFICATION
- L. LENGTH OF CURVE
- LB. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P. PAGE
- P.C. POINT OF CURVATURE
- P.C.P. POINT OF COMMENCEMENT
- P.D. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8930"
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8930"
- SET 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8930 PPM" UNLESS OTHERWISE NOTED
- ▲ FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊕ FOUND SECTION CORNER
- Cx CURVE NUMBER
- Lx LINE NUMBER
- x LOT NUMBER
- PLAT LIMITS
- - - PLAT EASEMENT
- - - SECTION LINE
- - - PLAT RIGHT OF WAY LINE
- - - RIGHT OF WAY LINE
- - - CENTERLINE

EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT
 SEE SHEETS 1 THROUGH 13 FOR THE DIMENSIONING OF THE ELECTRICAL EASEMENT (E.E.)

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C8	34.00'	205°52'58"	12.39'	N 79°28'42" W	12.32'
C18	93.00'	3°42'34"	62.53'	S 72°19'34" W	62.52'
C19	93.00'	2°47'34"	44.79'	S 79°24'08" W	44.78'
C20	93.00'	3°22'15"	56.07'	S 79°20'00" W	56.00'
C21	93.00'	3°29'52"	56.91'	S 81°42'37" W	56.80'
C22	93.00'	3°29'52"	57.07'	S 80°19'00" W	57.00'
C23	93.00'	2°47'34"	44.89'	S 80°19'54" W	44.80'
C24	50.00'	1°34'23"	12.02'	S 71°57'19" W	11.99'
C25	50.00'	1°19'48"	9.70'	S 84°03'51" W	9.68'
C26	50.00'	1°29'58"	10.86'	N 79°57'33" E	10.84'
C27	50.00'	1°29'58"	10.86'	N 82°54'09" E	10.83'



THIS INSTRUMENT PREPARED BY:

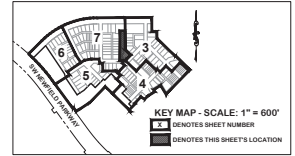


Bowman Surveying Group, LLC
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 www.bowmansurveying.com

CERTIFICATE OF AUTHORIZATION NO. LB 9030

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA



SURVEYOR'S NOTES

- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE. TRANSFORMED REFLECTOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VLS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
 CANAL C231, P.D. #2490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHING: 104642.92
 EASTING: 867797.24
 CANAL C232, P.D. #2493; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
 NORTHING: 104657.39
 EASTING: 864253.70
 THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
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CURVE #	RADIUS	DELTA	CURVE TABLE		CHORD BEARING	CHORD LENGTH
			LENGTH	CHORD BEARING		
C28	58.00'	16°27'24"	16.60'	S 08°30'22" E	16.60'	
C29	23.00'	64°17'35"	23.91'	S 15°18'38" W	24.48'	
C30	40.82'	25°50'52"	18.48'	S 31°50'00" W	18.32'	
C31	47.37'	23°38'33"	19.55'	S 08°42'47" W	19.41'	
C32	53.25'	20°50'27"	19.51'	S 15°38'15" E	19.40'	
C33	68.00'	16°47'07"	17.76'	S 34°30'50" E	17.72'	
C34	16.00'	20°11'13"	8.10'	S 28°17'27" E	8.00'	
C35	26.00'	34°32'14"	15.67'	N 20°39'57" W	15.44'	
C36	55.69'	16°47'07"	14.85'	N 34°29'30" W	14.80'	
C37	43.20'	20°50'27"	15.84'	N 10°38'13" W	15.76'	
C38	37.57'	23°38'33"	15.42'	N 08°42'47" E	15.31'	
C39	36.82'	20°50'27"	15.56'	N 02°59'00" E	15.30'	
C40	33.00'	64°17'35"	33.00'	N 15°18'38" E	30.12'	
C41	48.00'	16°27'24"	13.79'	N 08°30'22" W	13.74'	
C42	40.82'	25°50'52"	2.17'	N 45°57'40" E	2.17'	

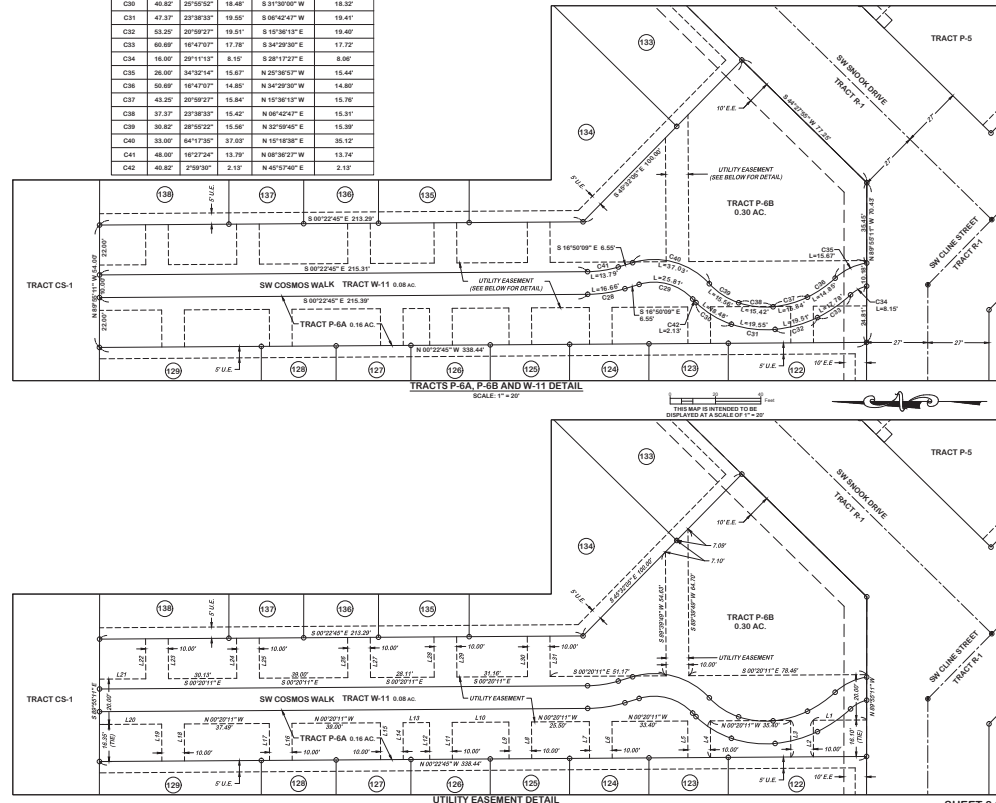
ABBREVIATIONS

- AC ACRES
- CA CENTRAL ANGLE OF CURVE
- CH CHORD OF CURVE
- COR CERTIFIED CORNER RECORD
- CONC CONCRETE
- DEG DEGREE
- DISK DISK SET OR SECOND (ANGULAR)
- E.E. ELECTRICAL EASEMENT
- F.P.L. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- FEET OR MINUTES (ANGULAR)
- ID IDENTIFICATION
- L ARC LENGTH OF CURVE
- LB LICENSED BUSINESS
- N NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP TYPICAL
- U.E. UTILITIES EASEMENT

LINE #	BEARING	LENGTH
L1	N 0°21'11" W	25.00'
L2	N 89°50'40" E	16.20'
L3	N 89°50'40" E	16.20'
L4	N 89°50'40" E	16.20'
L5	N 89°50'40" E	16.20'
L6	N 89°50'40" E	16.20'
L7	N 89°50'40" E	16.20'
L8	N 89°50'40" E	16.20'
L9	N 89°50'40" E	16.20'
L10	N 0°21'11" W	25.00'
L11	N 89°50'40" E	16.20'
L12	N 89°50'40" E	16.20'
L13	N 0°21'11" W	17.60'
L14	N 89°50'40" E	16.20'
L15	N 89°50'40" E	16.20'
L16	N 89°50'40" E	16.20'
L17	N 89°50'40" E	16.20'
L18	N 89°50'40" E	16.20'
L19	N 89°50'40" E	16.20'
L20	N 0°21'11" W	17.60'
L21	N 0°21'11" W	17.60'
L22	N 0°21'11" W	20.42'
L23	S 89°50'40" W	17.60'
L24	S 89°50'40" W	17.60'
L25	S 89°50'40" W	17.60'
L26	S 89°50'40" W	17.60'
L27	S 89°50'40" W	17.60'
L28	S 89°50'40" W	17.60'
L29	S 89°50'40" W	17.60'
L30	S 89°50'40" W	17.60'
L31	S 89°50'40" W	17.60'

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 9030 PCP"
 - SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 9030"
 - SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 9030 PCP" UNLESS OTHERWISE NOTED
 - ▲ FOUND CONTROL POINT
 - ▲ FOUND QUARTER SECTION CORNER
 - ▲ FOUND SECTION CORNER
 - Cx CURVE NUMBER
 - Lx LINE NUMBER
 - Lotx LOT NUMBER
 - PLAT LIMITS
 - - - - PLAT EASEMENT
 - SECTION LINE
 - PLAT RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT
 SEE SHEETS 7 THROUGH 12 FOR THE DIMENSIONING OF THE ELECTRICAL EASEMENT (E.E.)



THIS INSTRUMENT PREPARED BY:



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Orlando, Florida 32837
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www.bowmansurvey.com

SURVEYOR'S NOTES

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"CANAL C231", P.D. AB2490: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
NORTHING: 104642.22
EASTING: 867797.24
"CANAL C232", P.D. AB2493: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
NORTHING: 104657.33
EASTING: 864253.70
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ABBREVIATIONS

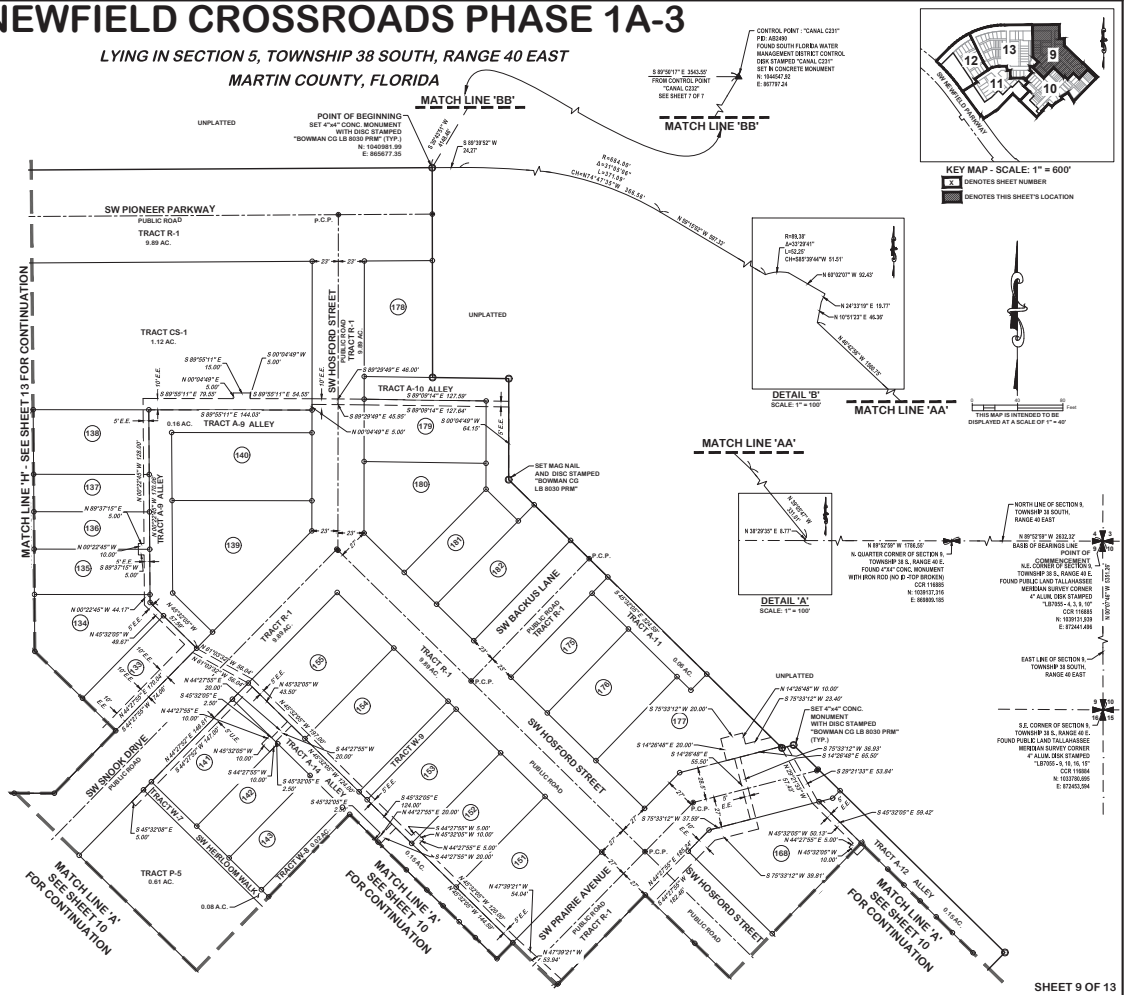
- AC: ACRES
- A: CENTRAL ANGLE OF CURVE
- CH: CHORD OF CURVE
- COR: CERTIFIED CORNER RECORD
- CONC: CONCRETE
- D: DEGREE
- DO: DUTY TO GO SECONDS (ANGULAR)
- DM: DECADES (MINUTES)
- E: EASTING
- EP&L: ELECTRICAL POWER AND LIGHT
- EL: ELECTRICAL EASEMENT
- FE: FEET OR MINUTES (ANGULAR)
- ID: IDENTIFICATION
- L: ARC LENGTH OF CURVE
- LB: LICENSED BUSINESS
- N: NORTHING
- O.R.B.: OFFICIAL RECORDS BOOK
- P.C.: POINT OF CURVATURE
- P.T.: POINT OF TANGENCY
- P.C.P.: PERMANENT CONTROL POINT
- P.D.: PERMANENT DISK POINT
- P.R.M.: PERMANENT REFERENCE MONUMENT
- R: RADIUS OF CURVE
- R/W: RIGHT OF WAY
- TYP: TYPICAL
- U.E.: UTILITIES EASEMENT

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 PCP"
 - SET 6" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030"
 - SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8030 PRM" UNLESS OTHERWISE NOTED
 - FOUND CONTROL POINT
 - FOUND QUARTER SECTION CORNER
 - FOUND SECTION CORNER
 - CURVE NUMBER
 - LINE NUMBER
 - LOT NUMBER
 - PLAT LIMITS
 - PLAT EASEMENT
 - SECTION LINE
 - PLAT RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - CENTRLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY:

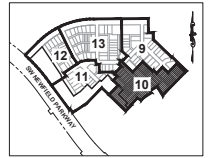
Bowman

Bowman Consulting Group, LLC
 821 1/2 Ocean Blvd. Suite 201
 Fort Lauderdale, Florida 33304
 Phone: (772) 355-9888
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 www.bowman-cg.com

CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA



SURVEYOR'S NOTES

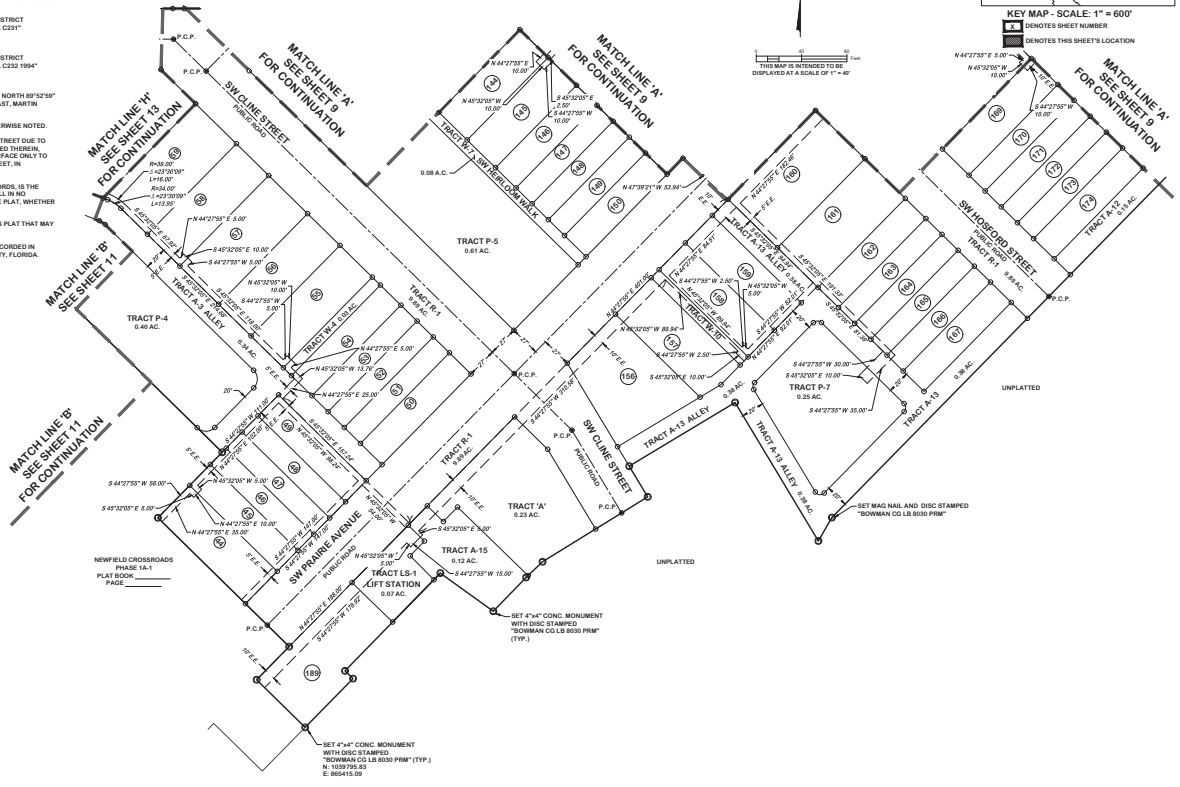
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 NORTHING: 104642.22
 EASTING: 867797.24
 CANAL C232, P.D. AB2490: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
 NORTHING: 104637.33
 EASTING: 864253.70
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ABBREVIATIONS

- AC. ACRES
- A. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- DEGREE
- INT. INT. TO SECONDS (ANGULAR)
- S.E. SURVEY EASEMENT
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- ID. IDENTIFICATION
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- PRD. PERMANENT REFERENCE POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R/W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- ⊙ SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 PCP"
 - SET 3/4" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030"
 - SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8030 PRM" UNLESS OTHERWISE NOTED
 - ⊕ FOUND CONTROL POINT
 - ⊕ FOUND QUARTER SECTION CORNER
 - ⊕ FOUND SECTION CORNER
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 - SECTION LINE
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THIS INSTRUMENT PREPARED BY:

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CERTIFICATE OF AUTHORIZATION NO. LB 8030

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA

MATCH LINE 'F'
 FOR CONTINUATION



SURVEYOR'S NOTES

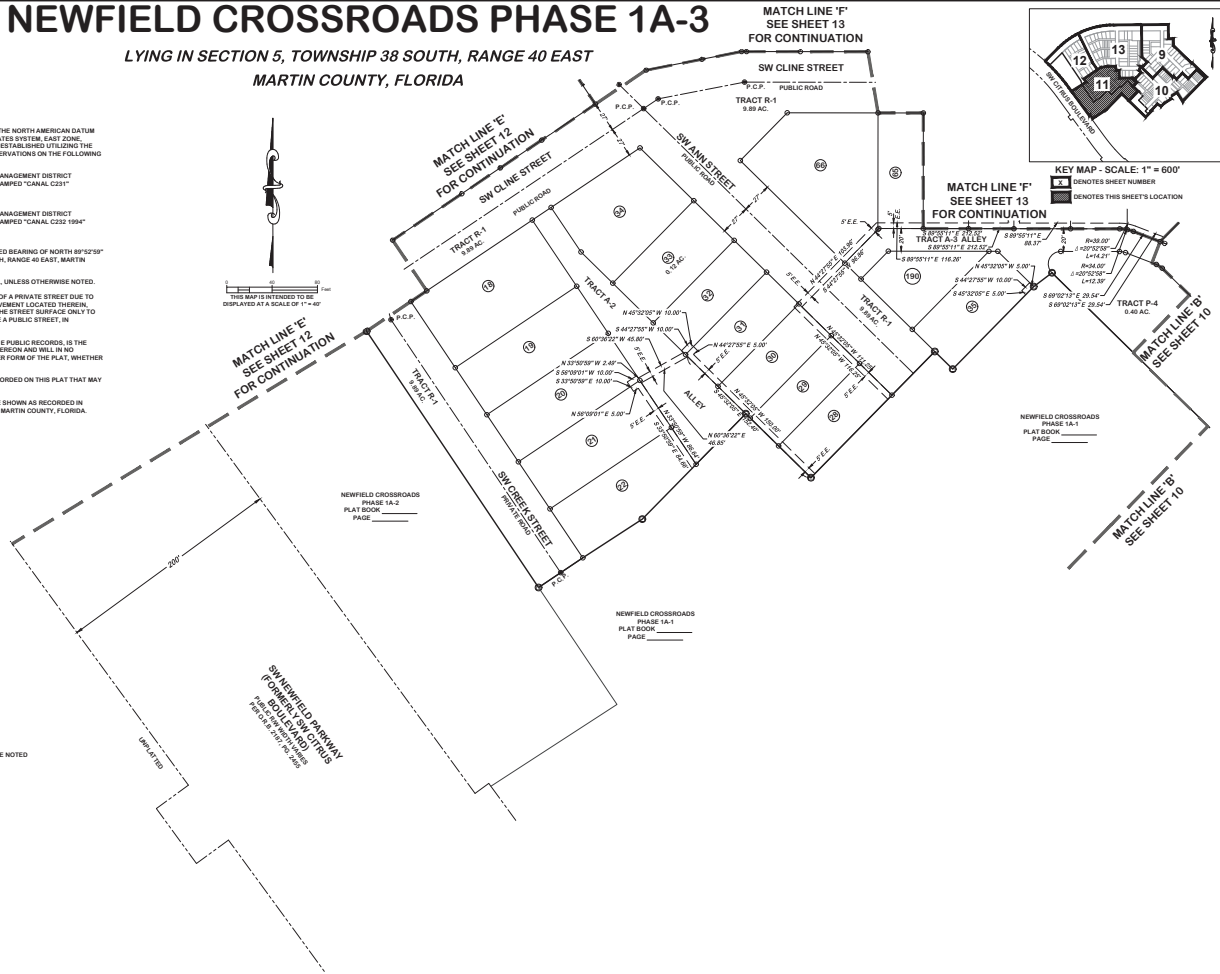
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 NORTHING: 104657.39
 EASTING: 864253.79
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- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- ⊙ SET NAIL WITH DISK STAMPED "BOWMAN CO LB 8030 PCP"
 - ⊙ SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CO LB8030"
 - ⊙ SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CO LB8030 PMP" UNLESS OTHERWISE NOTED
 - ⊙ FOUND CONTROL POINT
 - ⊙ FOUND QUARTER SECTION CORNER
 - ⊙ FOUND SECTION CORNER
 - Cx CURVE NUMBER
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NEWFIELD CROSSROADS
 PHASE 1A-2
 PLAT BOOK _____
 PAGE _____

NEWFIELD CROSSROADS
 PHASE 1A-1
 PLAT BOOK _____
 PAGE _____

NEWFIELD CROSSROADS
 PHASE 1A-1
 PLAT BOOK _____
 PAGE _____

THIS INSTRUMENT PREPARED BY:

Bowman
 Surveying Group, LLC
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 Marietta, Florida 32909
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 Fax: (772) 355-2000
 www.bowmansurvey.com

CERTIFICATE OF AUTHORIZATION NO. LB 8930

NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST
 MARTIN COUNTY, FLORIDA



SURVEYOR'S NOTES

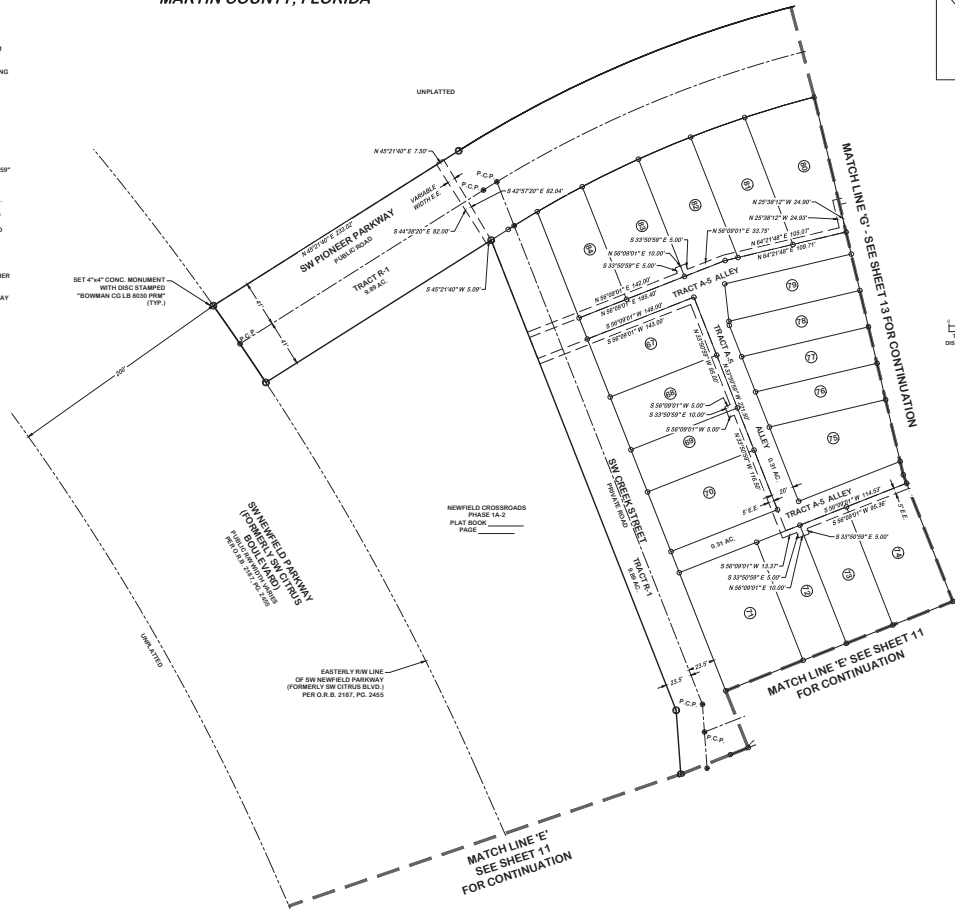
- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE LVS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
 CANAL C231, P.D. AB2490: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231"
 NORTHING: 104642.92
 EASTING: 867797.24
 CANAL C232, P.D. AB2493: FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994"
 NORTHING: 104657.39
 EASTING: 864253.79
 THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°52'59" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FLORIDA POWER AND LIGHT ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3465, PAGE 1651, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

ABBREVIATIONS

- AC. ACRES
- A. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- ° DEGREE
- ∠ DATUM TO SECONDS (ANGULAR)
- D.E. DEGREE EASEMENT
- E. EASTING
- E.E. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- FEET ON MINUTES (ANGULAR)
- ID. IDENTIFICATION
- L. ARC LENGTH OF CURVE
- LB. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.E. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- ⊙ SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8930 PCP"
 - SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8930"
 - SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CG LB 8930 PPM" UNLESS OTHERWISE NOTED
 - ▲ FOUND CONTROL POINT
 - ⊕ FOUND QUARTER SECTION CORNER
 - ⊕ FOUND SECTION CORNER
 - Cx CURVE NUMBER
 - Lx LINE NUMBER
 - LOT NUMBER
 - PLAT LIMITS
 - PLAT EASEMENT
 - SECTION LINE
 - PLAT RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT



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NEWFIELD CROSSROADS PHASE 1A-3

LYING IN SECTION 5, TOWNSHIP 38 SOUTH,
 RANGE 40 EAST, MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES

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 CANAL C231, P.D. AB2490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231" NORTHING: 104642.92 EASTING: 867797.24
 CANAL C232, P.D. AB2493; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1994" NORTHING: 104637.39 EASTING: 864253.79
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ABBREVIATIONS

- AC. ACRES
- A CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- COR. CERTIFIED CORNER RECORD
- CONC. CONCRETE
- DEGREE
- DISC. DISK
- D.S. DUTY TO DISK SECONDS (ANGULAR)
- D.M. DUTY TO DISK MINUTES (ANGULAR)
- E. EASTING
- E.P. FLORIDA POWER AND LIGHT ELECTRICAL EASEMENT
- F. FEET
- F.M. FEET ON MINUTES (ANGULAR)
- ID. IDENTIFICATION
- L. ARC LENGTH OF CURVE
- LB. LICENSED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.R.M. PERMANENT IDENTIFIER MONUMENT
- R. RADIUS OF CURVE
- R.W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

LEGEND

- SET NAIL WITH DISK STAMPED "BOWMAN CO LB 8030 P.C.P."
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CO LB8030"
- SET 4" x 4" CONCRETE MONUMENT WITH DISK "BOWMAN CO LB8030 P.P.M." UNLESS OTHERWISE NOTED
- FOUND CONTROL POINT
- ⊕ FOUND QUARTER SECTION CORNER
- ⊙ FOUND SECTION CORNER
- Cx CURVE NUMBER
- LINE NUMBER
- LOT NUMBER
- - - PLAT LIMITS
- - - PLAT EASEMENT
- - - SECTION LINE
- - - PLAT RIGHT OF WAY LINE
- - - RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40'

